



DESIGN AND ACCESS STATEMENT

May 2023

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Email

*45 Lordship Lane,
Tottenham, N17 6RU*

1.0 Introduction

- 1.1 This supporting Design and Access Statement has been prepared for the erection of a single storey side and rear extension to the host dwelling, at 45 Lordship Lane, Tottenham, N17 6RU. The site is identified on the location plan within the attached drawing pack.
- 1.2 The site is a 2-storey mid-terraced house located in Lordship Lane. It is not within a conservation area; nor within the curtilage of a listed building.
- 1.3 The current scheme has been designed by David Mansoor Consultants and the detailed drawings to accompany this application are attached.
- 1.4 The purpose of this statement is to justify the planning application and to demonstrate that the proposal will not be detrimental to the surrounding area and would provide necessary living space for a growing family.

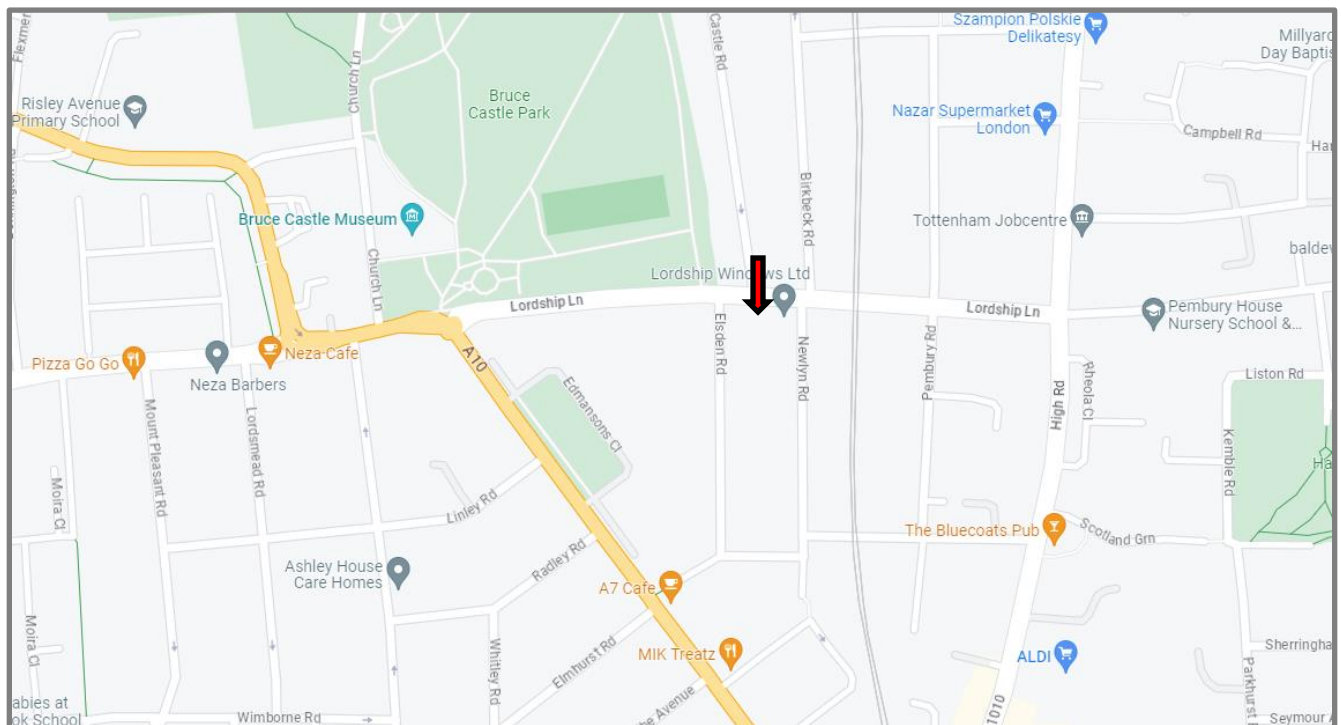


Fig. 1: Map of the local area showing the site in location

2.0 The Site

- 2.1 The subject site, is a two-storey mid-terraced family dwelling, located on the southern side of Lordship Lane. The area is predominantly residential in character. The subject building supports a single storey bay window to the front elevation, plus a two-storey rear wing projection to the rear, mirrored with the attached neighbour at 43 Lordship Lane.

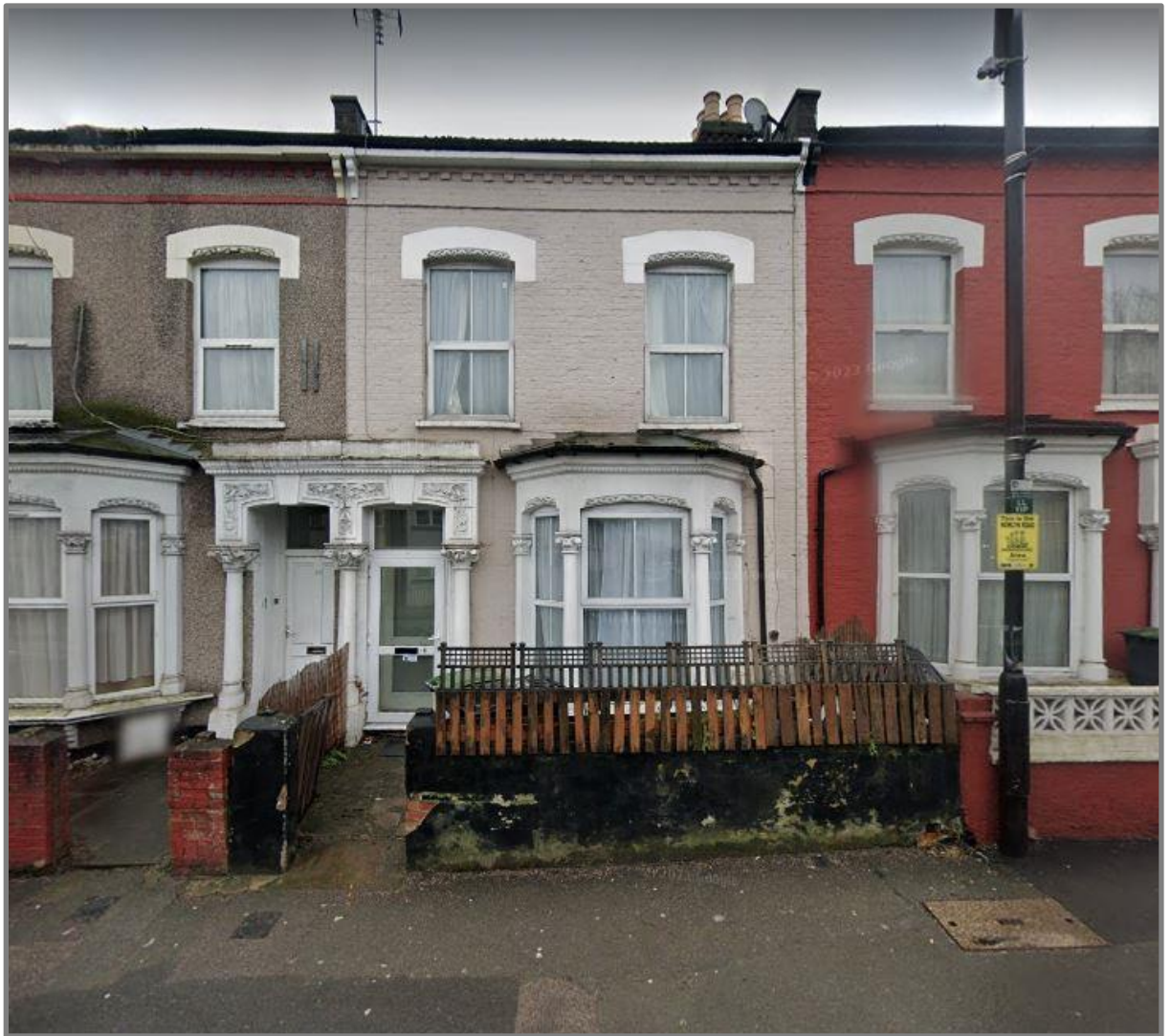


Fig. 2: Existing View: Front Elevation 45 Lordship Lane

3.0 Surrounding Area

- 3.1 The site is identified on the location plan within the attached drawing pack.
- 3.2 The application site relates to a two storey, mid-terrace property located on the southern side of Lordship Lane, close to the junction with Bruce Castle Road. The host property is not listed and the site is not located within any conservation area. The property is arranged as a single-family dwelling.
- 3.3 The subject site is well situated to transport links, with Bruce Grove Tube station being just 8 mins walk to the south and White Hart Lane Tube station just 10 mins walk to the north. The main arterial road (A1) is located close to the site with various bus routes being in close proximity.

4.0 Proposed Development and Planning Analysis

- 4.1 This application proposes the erection of two single storey rear extensions, one projecting from the existing two storey rear outrigger and one from the side elevation of the rear outrigger, allowing for a retained lightwell to the rear of the main building.

Material Planning Considerations

- 4.2 The main planning considerations raised by the proposed development are:
 - a) Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
 - b) Whether harm would be caused to the living conditions of neighbouring residents.

Assessment

- a) Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- 4.3 In relation to Design and Appearance, Haringey's Local Plan Strategic Policies (2013) Policy SP11 – Design, states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2021) Policy D4 - Delivering Good Design. These sentiments are reiterated in the Development Management DPD - Adopted July 2017 - Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality.
- 4.4 Furthermore, the applicant acknowledges that the Council's SPG 1a Design Guidance states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character.

- 4.5 As such, alterations or extensions should fit in to the character of the house and should be of a scale so as to not undermine the architectural effect of the building as a whole. The development should not undermine existing uniformity of the building or row, and should not over balance or dominate existing features important to the building. For example, in terms of depth of rear extension, they should not normally extend beyond 3 metres (10 ft.) for terraced houses from the rear wall of the house.
- 4.6 The proposed extension to the rear of the rear wing projection (outrigger) would only extend 3 metres from an original rear wall. As such, the proposed extension would appear subordinate in terms of its appearance in relation to the main building and would have an acceptable impact on the character and appearance of the host property and the surrounding area. The side infill extension, would be limited in height, would retain a rear lightwell and would match the depth of the adjacent neighbouring property, so as to prevent a sense of enclosure. As such, this extension would also appear subordinate in terms of its appearance in relation to the main building and would have an acceptable impact on the character and appearance of the host property and the surrounding area.
- 4.7 This proposal therefore seeks Planning Permission for the introduction of modest rear extensions for this family dwelling. All materials proposed, are designed to match the host dwelling, to be of both visual benefit and to offer the additional amenity space required by the applicant and her family.
- 4.8 From a review of similar extensions seen locally, the applicant asserts that the placement of a similar side infill extension to the attached neighbouring property at 47 Lordship Lane is a material consideration, with further infill extensions in the area, establishing this form of development to be characteristic of the surrounding area and contributing to the surrounding pattern of development. Due to the orientation of the subject property, the rear of the property is not prominent from the highway and therefore the proposed additions would not appear incongruous from any public vantage point. The proposed rear additions are to be finished in matching facing brickwork, to be aesthetically pleasing and to blend in with the surroundings. No alterations are proposed to the existing boundary treatment. This choice of materials, is designed to minimise the extensions appearance and thereby protecting the visual amenity and local character.
- 4.9 In terms of context, the largely residential area supports an array of single storey extensions both to the rear of the outrigger and within the side infill area. The proposed extensions, like the extensions to the neighbouring properties, will benefit from cavity walls to provide thermal efficiency to the build, whilst supporting an insulated tiled pitched roof form, designed to meet current Building Regulations requirements. **The proposal is therefore not considered to be out of context and therefore considered not to cause any harm to the character and appearance of the existing host dwelling, the street scene and the wider locality.**

Assessment

b) Whether harm would be caused to the living conditions of neighbouring residents

- 4.10 The proposed extensions would support a clay tiled mono-pitched roof form, finished with matching tiles to the host dwelling set to an eaves height limited to 2.8m, when measured from natural ground level, to minimise its impact on the two neighbouring properties.
- 4.11 The proposed structures would have no material effect on light, outlook or privacy for either adjacent occupier. As noted previously, it is stressed that the attached neighbour at 47 Lordship Lane, supports a similar side infill extension. As such, the proposed infill extension, with its retained lightwell, would have no impact on this closest neighbour, with no obstruction to light or outlook, evident as a result of the proposed extension. The extension to the rear of the outrigger, is less than half the width of the site, therefore compliant with the Council's SPG on Design Guidance.
- 4.12 The proposed depth of the extension on the eastern boundary with the neighbour at No.43, would only extend 3 metres and would have an eaves height of approximately 2.8 metres with a maximum height of 3.3 metres with a pitched roof. There is no impact on the adjoining property to the west of the site, due to their extension adjacent. As such, the applicant asserts that the extensions are considered to be small enough in scale not to impact unacceptably upon the residential amenity of either neighbouring occupier. **The proposal is therefore not considered to cause any harm to the living conditions of any neighbouring residents.**
- 4.13 With a view to addressing the Council's Equality and Diversity requirements, it is considered that the proposal does not conflict with either the Council's Equalities Policy or the commitments set in the Equality Scheme. This application is therefore considered to assist the Council in meeting its statutory equality responsibilities.
- 4.14 In conclusion, having taken all material considerations into account, the applicant considers that the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. As such, this application should be granted consent.

5.0 Planning Policy

CENTRAL GOVERNMENT GUIDANCE

National Planning Policy Framework (NPPF)

- 5.1 The new National Planning Policy Framework (NPPF) came into force in 2021 and has replaced the previous version of the NPPF published in 2018. Where pertinent, the NPPF will be considered a material consideration by the Local Planning Authority and as such, it will be taken into account in decision making process as appropriate. Paragraph 2 of the NPPF emphasises that:

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”

- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development. In paragraph 7, the document identifies that:

“The purpose of the planning system is to contribute to the achievement of sustainable development.”

- 5.3 Paragraph 11 goes on to state that: “Plans and decisions should apply a presumption in favour of sustainable development.”

- 5.4 There are principally three overarching objectives to achieve sustainable development. These are based on the associated economic objective, the social objective and the environmental objective. In terms of the economic aspect sufficient land of right types has to be made available in the right places and at the right time where there is a demand to support growth, innovation and improved productivity. The social role is focused on providing the supply of number and range of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being. The environmental objective is to contribute to protecting and enhancing the natural, built and historic environment. The NPPF goes onto to stipulate:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.”

- 5.5 Chapter 4 is entitled ‘Decision making’ and encourages Local planning authorities to approach decisions on proposed development in a positive and creative way. The NPPF goes on to stress that:

“They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

- 5.6 Decision makers at every level should seek to approve applications for sustainable development where possible.”
- 5.7 Chapter 11 is entitled ‘making effective use of land’ and emphasises that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It is inevitable that for compliance with the NPPF and in the spirit of progress higher densities are often required, especially where sites fall within sustainable and urban locations.
- 5.8 At paragraph 124, planning policies and decisions are required to support development that makes efficient use of land and should take into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.
- 5.9 Paragraph 125 goes on to indicate that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- “a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
- b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

LOCAL PLANNING POLICY

- 5.10 London Borough Haringey Development Management Development Plan Document 2017 is deemed most relevant for consideration of this planning application.

5.11 **Policy DM1** - Delivering High Quality Design

Haringey Development Charter

A) All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b Make a positive contribution to a place, improving the character and quality of an area;
- c Confidently address feedback from local consultation;
- d Demonstrate how the quality of the development will be secured when it is built; and
- e Are inclusive and incorporate sustainable design and construction principles.

5.12 Design Standards & Character of development

B) Development proposals should relate positively to their locality having regard to:

- a Building heights;
- b Form, scale & massing prevailing around the site;
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e Rhythm of any neighbouring or local regular plot and building widths;
- f Active, lively frontages to the public realm; and
- g Distinctive local architectural styles, detailing and materials.

- 5.13 The Policy goes on to state that proposals should avoid harmful impacts, especially to the amenity to neighbouring buildings, local character and heritage assets. The Council considers that new development should enhance the quality of life of those living and working in the Borough, as well as those visiting it.

5.14 **Policy DM12** – Housing Design & Quality

- A) All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- B) Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.

- C) In areas of especially poor residential environmental quality, development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.
- D) Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Residential Extensions

- E) Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and Sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.
- F) New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.
- G) Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where Appropriate, including the South Tottenham House Extensions SPD.



Fig. 4: Proposed Site Plan, annotated to show the location of a similar neighbouring infill extension for contextual purposes

6.0 Conclusions

- 6.1 This application proposes the erection of two single storey rear extensions, one projecting from the existing two storey rear outrigger and one from the side elevation of the rear outrigger, allowing for a retained lightwell to the rear of the main building.
- 6.2 This application therefore seeks Householder Planning Permission for the erection of extensions on land to the rear of the host dwelling, for purposes incidental to the enjoyment of the existing family dwelling.
- 6.3 Having taken all material considerations into account, it is considered that the proposed development would not have any material impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers.
- 6.4 It is considered that this application does not contravene any local or London Plan policies within Haringey's Local Plan 2017 and should therefore be granted consent.
- 6.5 Based on the above statement it is clear that the development will have no adverse effect on the natural or built environment.
- 6.6 For the reasons outlined above within this statement, it is respectfully requested that the Council look upon the scheme favourably and recommend this application for approval.
- 6.7 The proposal is commended to the Council for approval subject to such conditions as may be appropriate in the circumstances.